091.0	0004	0011.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	715,900 / 715,900
					USE VALUE:	715,900 / 715,900
					ASSESSED:	715,900 / 715,900

PROPERTY LOCATION

No	Alt No	Direction/Street/City
176		BRATTLE ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	LAMBERT BRETT/MICHELLE
Owner 2:	
Owner 3:	
Street 1:	176 BRATTLE STREET
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	ABOUCHLEIH MOHAMMED -
Owner 2:	-
Street 1:	176 BRATTLE STREET
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains 4,257 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 1926, having primarily Wood Shingle Exterior and 2169 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 1 HalfBath, 6 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	4257.000	332,500		383,400	715,900
Total Card	0.098	332,500		383,400	715,900
Total Parcel	0.098	332,500		383,400	715,900

Source: Market Adj Cost | Total Value per SQ unit /Card: 330.06 | /Parcel: 330.0

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct 58788

GIS Ref

GIS Ref

Insp Date 10/03/17

!7415!

PREVIOUS ASSESSMENT

Parcel ID 091.0-0004-0011.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	332,600	0	4,257.	383,400	716,000	716,000	Year End Roll	12/18/2019
2019	101	FV	250,700	0	4,257.	388,900	639,600	639,600	Year End Roll	1/3/2019
2018	101	FV	218,800	0	4,257.	290,300	509,100	509,100	Year End Roll	12/20/2017
2017	101	FV	218,800	0	4,257.	262,900	481,700	481,700	Year End Roll	1/3/2017
2016	101	FV	218,800	0	4,257.	251,900	470,700	470,700	Year End	1/4/2016
2015	101	FV	213,400	0	4,257.	213,600	427,000	427,000	Year End Roll	12/11/2014
2014	101	FV	213,400	0	4,257.	202,700	416,100	416,100	Year End Roll	12/16/2013
2013	101	FV	209,000	0	4,257.	192,800	401,800	401,800		12/13/2012

PRINT

Date	Time
12/10/20	22:03:17

LAST REV

Date	Time
07/26/18	11:15:45

apro

7415

SALES INFORMATION

TAX DISTRICT

PAT ACCT.

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
ABOUCHLEIH MOHA	49871-407		7/31/2007		393,000	No	No		
MARCUS DIANA B	49720-179		7/2/2007	Family	287,000	No	No		
CUNNINGHAM STEP	27295-435		5/15/1997		204,000	No	No		Y

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
4/11/2017	404	Addition	150,000	O				
4/4/2013	488	Manual	13,850	C				

ACTIVITY INFORMATION

Date	Result	By	Name
10/3/2017	Measured	DGM	D Mann
10/3/2017	Permit Visit	DGM	D Mann
10/3/2017	Left Notice	DGM	D Mann
5/30/2013	Info Fm Prmt	EMK	Ellen K
12/12/2008	Meas/Inspect	189	PATRIOT
5/16/2000	Inspected	276	PATRIOT
1/28/2000	Mailer Sent		
1/26/2000	Measured	163	PATRIOT
10/1/1991		PM	Peter M

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

USER DEFINED

Prior Id # 1:	58788
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		4257		Sq. Ft.	Site		0	70.	1.29	5									383,397						383,400	

Total AC/HA: 0.09773 | Total SF/SM: 4257 | Parcel LUC: 101 | One Family | Prime NB Desc: ARLINGTON | Total: 383,397 | Spl Credit | Total: 383,400

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	6 - Colonial		
Sty Ht:	2 - 2 Story		
(Liv) Units:	1	Total:	1
Foundation:	2 - Conc. Block		
Frame:	1 - Wood		
Prime Wall:	1 - Wood Shingle		
Sec Wall:			%
Roof Struct:	2 - Hip		
Roof Cover:	1 - Asphalt Shgl		
Color:	LT BLUE		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1926	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G19	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	5 - Steam		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Very Good
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Very Good
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Very Good
A Kits:		Rating:	
Frpl:	1	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GD - Good	18.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	18.6	%

CALC SUMMARY

Basic $ / SQ:	125.00
Size Adj.:	1.21941423
Const Adj.:	0.98980200
Adj $ / SQ:	150.872
Other Features:	88500
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	408508
Depreciation:	75982
Depreciated Total:	332525

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	6	BRs:	3	Baths:	1	HB	1

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	6	3	M
Totals			
1	6	3	

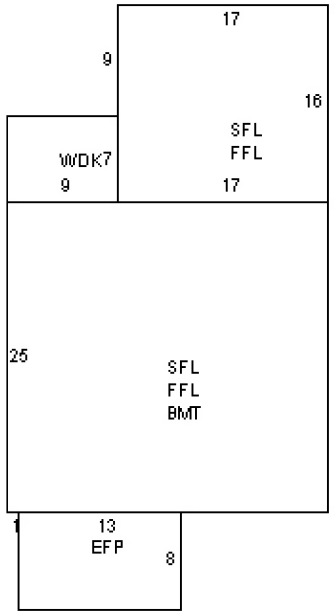
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val

Juris. Factor:	1.00	Before Depr:	150.87
Special Features:	0	Val/Su Net:	124.95
Final Total:	332500	Val/Su SzAd	180.31

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	922	150.870	139,104
SFL	Second Floor	922	150.870	139,104
BMT	Basement	650	54.310	35,304
EFP	Enclos Porch	104	52.860	5,497
WDK	Deck	63	15.840	998

Net Sketched Area:	2,661			Total:	320,007
Size Ad	1844	Gross Are	2661	FinArea	2169

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	AFB	50	F	50

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID 091.0-0004-0011.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
2	Frame Shed	D	Y	1	12X8	A	AV	1996	0.00	T	18.4	101						

More:	N	Total Yard Items:		Total Special Featues:		Total:	